



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371/609-399-0076 info@bergerrealty.com

PROPERTY DETAILS



807 3rd, Ocean City, NJ, 08226

Price \$1,550,000.00



| <b>Total Rooms</b> |    | 9        |
|--------------------|----|----------|
| Bedrooms           |    | 4        |
| Baths Full         |    | 2        |
| <b>Baths Half</b>  |    | 0        |
| Year Built         |    | 2019     |
| Type               |    | Condo    |
| Block Number       | er | 205      |
| Listing #          |    | 250644   |
| Taxes              |    | 81770.00 |
| •                  |    |          |

## **COMMENTS**

BETTER THAN NEW..\$86,000 + RENTAL Income for 2024!!. RARE TOWNHOUSE!! Commercial elevator!! Come check out this beauty! This newer construction townhouse was built in 2018 and has 4 BR and 2 Bathrooms and 3 decks. This gem has a master suite (1 BR and 1 full bathroom) on the top floor with its own mini-split AC/heat unit provides the perfect temperature at all times and h...

# **PROPERTY FEATURES**

| UnitFeatures | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
|--------------|-------------------|----------------------|---------------------|
| Fireplace    | Auto Door Opener  | Living Room          | Range               |
| Elevator     | Garage            | Dining Room          | Oven                |
|              | 2 Car             | Kitchen              | Microwave Oven      |
|              | Concrete Driveway | Laundry/Utility Room | Refrigerator        |
|              |                   |                      | Washer              |
|              |                   |                      | Dryer               |
|              |                   |                      | Dishwasher          |
|              |                   |                      | Disposal            |
|              |                   |                      | Smoke/Fire Detector |
|              |                   |                      | Stainless Steel     |
|              |                   |                      | Annliance           |

| AlsoIncluded | Heating     |
|--------------|-------------|
| Curtains     | Gas Natural |
| Blinds       | Electric    |
| Rugs         | Forced Air  |
| Furniture    | Multi-Zoned |
|              |             |

| Vater  | Sewer  |
|--------|--------|
| Public | Public |

### CONTACT

Cooling

Central Air

Multi Zoned

Scan to see Property page.

HotWater

Gas

Ask for Cynthia Balles Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-432-2524 Email to: cyn@bergerrealty.com





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|---------------------------------------|---|---|--|
| AlsoIncluded<br>Curtains<br>Blinds    | Heating<br>Gas Natural<br>Electric  | Cooling<br>Central Air<br>Multi Zoned                           | HotWater<br>Gas  |

| Blinds    | Electric    |
|-----------|-------------|
| Rugs      | Forced Air  |
| Furniture | Multi-Zoned |
|           |             |

Water Sewer Public Public

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